

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
AND
NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT RECORD
/FINAL ENVIRONMENTAL REVIEW STATEMENT**

October 21, 2015

Mayor's Office of Housing and Community Development
City and County of San Francisco
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
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On or about November 23, 2015 the Mayor's Office of Housing and Community Development (MOHCD) of the City and County of San Francisco will submit a request to the United States Department of Housing and Urban Development (HUD) Community Development Division for the release of funds subject to regulation by 24 CFR Part 58. Funding for the project may include Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974; Home Investment Partnership Program (HOME) grants under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990 as amended; Project Based Section 8 Vouchers under the United States Housing Act of 1937, Section 8(o)(13); Public Housing operating subsidies for mixed income developments authorized under the U.S. Housing Act of 1937, Section 35 and CHOICE Neighborhood Funds.

Funds will be used to undertake a project known as the Potrero HOPE SF Master Plan Project. The Proposed Project would demolish 620 public housing units and develop housing for a range of income levels for a total up to 1,700 new units on the Project site, which is located in Potrero Hill and comprised of the existing Potrero Terrace, and Potrero Annex housing developments, and Block X. The purpose of the Proposed Project is to revitalize the distressed Potrero Housing Development as part of the HOPE SF program and add additional affordable housing options in the City of San Francisco. The Proposed Project would include, but not be limited to, new vehicle connections, new pedestrian connections, a new street and block layout, new transit stops, and new water, wastewater, and storm water infrastructure. In addition, the Proposed Project would incorporate green construction and sustainable principles, retail, community facilities, and open space. The Proposed Project would be built to Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND) standards. The Proposed Project would be developed in three non-overlapping phases over at least a 10-year period.

A portion of the Project site, Block X, would need a zoning amendment from P to RM-2 to be consistent with the Potrero Annex and Potrero Terrace areas of the Project site. The existing height and bulk designation of the Project site would need to be amended through a Height and Map Amendment to allow buildings above 40 feet.

The Draft EIR/EIS discusses the purposes and need for the Proposed Project and identifies and evaluates three alternatives: Alternative 1 – Reduced Development Alternative; Alternative 2 – Housing Replacement Alternative; and Alternative 3 – No Project Alternative.

A joint Environmental Impact Report and Environmental Impact Statement (EIR/EIS) has been prepared by the City and County of San Francisco Planning Department and the Mayor's Office of Housing and Community Development (MOHCD). The EIR/EIS is intended to comply with both California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), pursuant to Title 14, Division 6, Chapter 3 of the California Code of Regulations (CCR) (the State CEQA Guidelines), Section 15222 ("Preparation of Joint Documents") and Title 40, Sections 1502.25, 1506.2, and 1506.4 of the Code of Federal Regulations (40 CFR 1502.25, 1506.2, 1506.4) (authority for combining federal and state environmental documents).

For purposes of the National Environmental Policy Act, MOHCD is the Federal Responsible Entity acting under authority of Section 104(g) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(g)), Section 288 of the HOME Investment Partnerships Act (42 U.S.C. 12838), Section 26 of the United States Housing Act of 1937 (42 U.S.C. 1437x) and HUD's regulations at 24 CFR Part 58 for redevelopment of the Potrero Terrace and Potrero Annex Housing sites as part of the HOPE SF development program.

The Proposed Action is the approval by HUD of funding and development agreements associated with redevelopment of the Project site with affordable housing. This notice is in accordance with regulations of the Council on Environmental Quality (CEQ) at 40 CFR Parts 1500 – 1508. All interested parties including Federal, State, tribal and local agencies, in addition to the public are invited to comment on the EIR/EIS. Agencies having jurisdiction by law, special expertise, or other special interest should inform MOHCD of environmental information germane to their responsibilities.

The City and County of San Francisco is the lead agency for the purposes of the California Environmental Quality Act.

The activities proposed comprise a project for which an EIR/EIS was prepared and which would lead to significant unavoidable impacts related to transportation and circulation and air quality. The EIR/EIS discusses the purposes and need for the Proposed Project and identifies and evaluates three alternatives: Alternative 1 – Reduced Development Alternative; Alternative 2 – Housing Replacement Alternative; and Alternative 3 – No Project Alternative.

A Notice of Availability of a Final Environmental Impact Report and Final Environmental Impact Statement (NOA) will be published in the Federal Register on October 23, 2015. Copies of this NOI/ROF/NOA have been mailed to

interested parties. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the:

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and may be examined or copied weekdays 9:00 A.M to 5:00 P.M.

The ERR is available for viewing on the Mayor’s Office of Housing and Community Development website at: <http://sf-moh.org/index.aspx?page=155>. It is also available on the Planning Department website at: <http://www.sf-planning.org/sfceadocs>. The complete ERR is also available for viewing at the Mayor’s Office of Housing and Community Development at the address listed above, as well as the following locations:

San Francisco Planning Department Planning Information Center (PIC) 1660 Mission Street, 1st Floor San Francisco, CA 94103	San Francisco Housing Authority Leasing Office 1815 Egbert Avenue San Francisco, CA 94124
BRIDGE Housing 600 California Street, Suite 900 San Francisco, CA 94108-2706	BRIDGE Housing Potrero 1095 Connecticut Street San Francisco, CA 94107

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Eugene T. Flannery, Environmental Compliance Manager. All comments received by 5:00 PM on November 22, 2015 will be considered by the Mayor’s Office of Housing and Community Development prior to submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The Mayor’s Office of Housing and Community Development of the City and County of San Francisco certifies to United States Department of Housing and Urban Development Community Planning and Development Division that Olson Lee in his capacity as Director of the City and County of San Francisco Mayor’s Office of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD’s approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Mayor’s Office of Housing and Community Development to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to the Responsible Entity’s (RE) Request for Release of Funds and Environmental Certification for a period of fifteen days following the anticipated submission date specified above or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Mayor’s Office of Housing and Community Development; (b) the Mayor’s Office of Housing and Community Development has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, as applicable; (c) the RE has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Study per 24 CFR Subparts E, F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process has committed funds for or undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State or local agency has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to United States Department of Housing and Urban Development, Community Planning and Development at One Sansome Street, Suite 1200, San Francisco, CA 94104-4430. Potential objectors should contact HUD to verify the actual last day of the objection period.

Olson Lee, Director
Mayor’s Office of Housing and Community Development